

OFFICE LEASE



11900 W 44TH AVENUE

Wheat Ridge, CO 80033

PROPERTY HIGHLIGHTS

MANY LARGE, PRIVATE OFFICES

PARK-N-RIDE & LIGHT RAIL STOP (G LINE) JUST 1/2 MILE AWAY

60+ PARKING SPACES



AVAILABLE SF
9,500
SF



BUILDING SF
58,695
SF



PARKING
60+
SPACES



YEAR BUILT/RENO
1983

PROPERTY DESCRIPTION

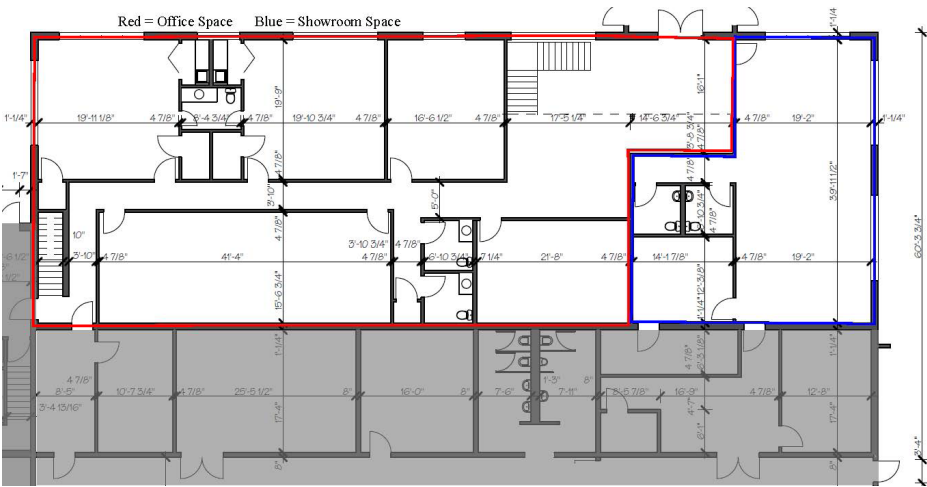
Recently renovated and move-in ready! Large private offices and open work areas provide plenty of room for comfortable spacing between work stations. Huge windows, partial glass walls, and side-lights provide a tremendous amount of natural light to all office areas.

The property provides great visibility to a high volume of vehicle traffic.

Madison Commercial Properties
501 S. Cherry Street, Suite 350, Denver, CO 80246
720.441.1460 | www.madisoncommercial.com

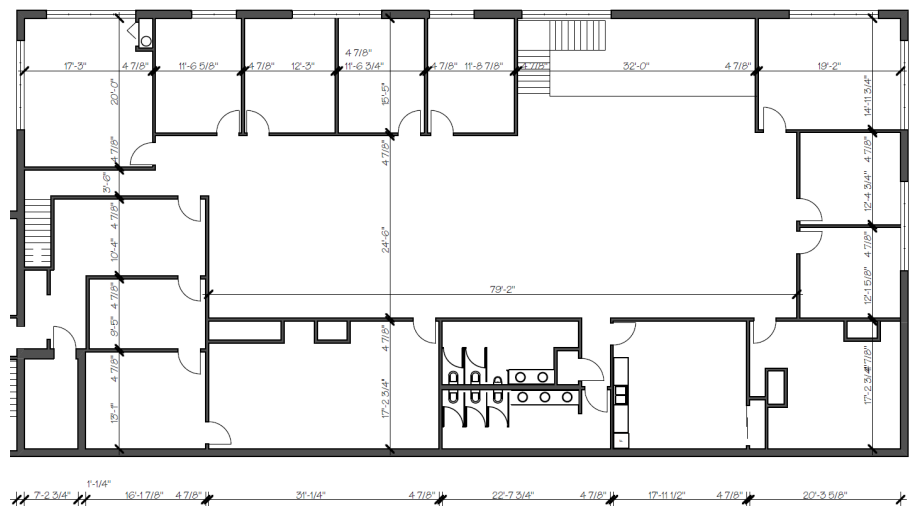


AERIAL MAP & FLOOR PLANS

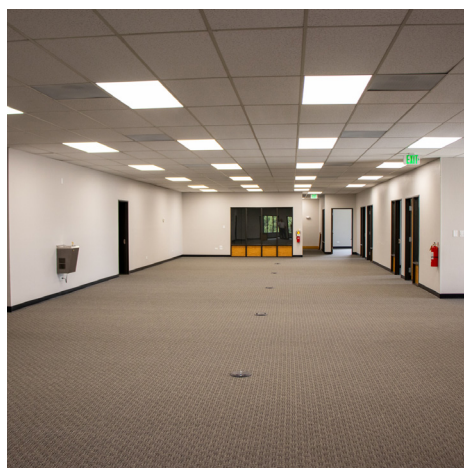


First Floor
Office Floor Plan

Second Floor
Office Floor Plan



ADDITIONAL PHOTOS



BUILDING AMENITIES

- OPEN FLOOR PLAN ALLOWS FOR EASY SETUP & CONFIGURATION
- LARGE BREAK ROOM
- LARGE CORNER OFFICES WITH BIG WINDOWS
- CONFERENCE ROOM
- OPEN MEZZANINE OVERLOOKING MAIN LOBBY
- LARGE WINDOWS BRING NATURAL LIGHT INTO MOST EVERY OFFICE



If you have any further questions or would like to learn more, **please contact me today!**

Todd Brown

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